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Building Committee Minutes 01/03/2012

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, January 3, 2012

PRESENT: John Cole, Robert Jefferson, Adam Chapdelaine, Bill Shea

ABSENT: Jeff Thielman, Michael Boujoulian, Mark Miano, Suzanne Robinson

Guest: Diane Johnson - Schools
Eric Ammondson - Ammondson Architects
Capt. Flynn - Community Safety
Capt. Flaherty - Community Safety

Meeting was called to order at 7:30PM.

Community Safety

Mr. Ammondson gave an update on construction documents and schedule so that the project will be done during the summer months.

The following invoices have been approved:

Highland

Donham & Sweeney \$1,125.00
RFS Community Services \$ 694.70

Community Safety

Ammondson \$40,502.43
Ammondson \$38,292.50

Stratton School

PMA \$256.00

Minutes from Ammondson Architects:

1. Project Update. Mr. Ammondson gave an update on the status of the project. Construction Documents (drawings and specifications) are at 95% completion and final revisions are being made prior to being issued for bidding.
2. Estimated Construction Schedule. The construction schedule has been revised to show a 5/10/12 construction start. The schedule was reviewed and distributed.
3. Project Budget. Mr. Ammondson presented the Town's project budget worksheet dated 1/3/12. The project budget was decreased to \$2,619,384 from \$2,621,397 based upon the 95% CD estimate and the inclusion of hazardous materials testing in the budget. Adam C. to confirm the amount of funding remaining from Phase 1 and the amount of funding requested in the Capital Plan.
4. Proprietary Specifications. The PTBC unanimously accepted Ammondson's recommendation to use proprietary specifications for the liquid-applied waterproofing and PVC roofing (see attached letter). The committee's vote also included the use of proprietary items if need be to match the Town's hardware standards. Mr. Ammondson is to follow up with Mark Miano regarding door hardware standards.
5. Existing Warranties. Mr. Ammondson noted that by using the same liquid waterproofing from Phase 1, the existing 20 year warranty for the waterproofing will remain in effect for areas to be modified. The existing ACSB PVC roof has approximately 5 years remaining on the warranty. The repairs to be made to the roof will allow this warranty to remain in effect. The new roof in the tower will have its own 20 year warranty. The Kalwall skylight replacement will be specified to have extended warranties for fading and material deterioration.
6. Bid Dates. The PTBC requested that bids be received by 4/12/12. Mr. Ammondson to coordinate the bid schedule with Domenic Lanzillotti.
7. Construction Administration services. Mr. Ammondson is working with SGH to develop a proposal for CA services. The PTBC suggested SGH having someone on site 2-3 times a week during the key 6 month construction period for exterior envelope work and that SGH review all key submittals.
8. Hazardous Materials Testing. The PTBC directed Ammondson to obtain a proposal from the consultant who performed PCB testing on the Stratton School.
9. Next meeting. Mr. Ammondson to attend the 2/7/12 PTBC meeting and review any additional issues prior to bidding at that time.

Adjourned at 8:30 PM

Respectfully submitted,

Bill Shea